



# WHEATON CITY COUNCIL BUDGET WORKSHOP SESSION AGENDA

MAYOR PHILIP J. SUESS

COUNCILMAN MICHAEL BARBIER | COUNCILWOMAN ERICA BRAY-PARKER | COUNCILMAN SCOTT BROWN

COUNCILWOMAN SUZANNE FITCH | COUNCILWOMAN LYNN ROBBINS | COUNCILMAN SCOTT WELLER

WHEATON CITY HALL, COUNCIL CHAMBERS, 303 W WESLEY STREET, WHEATON, ILLINOIS 60187

Monday, November 14, 2022

7:00 p.m. In-Person & Virtual

Wheaton City Hall Council Chambers

**The meeting will also be live streamed and recorded.**

- **Join by phone:** 312-626-6799, **Meeting ID: 884 7653 1671** and **Password: 685856**
  - You will be automatically muted. If you would like to speak, you need to press \*9 to raise your hand and let the meeting administrator know you would like to speak. Once it is your turn to speak, you will receive a notification asking you to press \*6 to unmute yourself. Please announce your name and address before commenting and ensure you are in a quiet place.
- **Join by computer/smartphone:**
  - <https://us02web.zoom.us/j/88476531671?pwd=Q0N2aTFEZXlvQm1PanJiZHh6cFB3UT09>
  - You will be automatically muted. If you would like to speak, click on the "Raise Hand" button to let the meeting administrator know you would like to speak. When it is your turn to speak, you will receive a notification that the meeting administrator is asking you to press "unmute." Please announce your name and address before commenting and ensure you are in a quiet place.
- **Public comments can be made by:**
  - In person at 7:00 p.m. on Monday, November 14, 2022, during the Public Comment portion of the meeting.
  - Virtually at 7:00 p.m. on Monday, November 14, 2022, during the Public Comment portion of the meeting.
  - Email the City Council at [allcouncil@wheaton.il.us](mailto:allcouncil@wheaton.il.us) before 5:00 p.m. on Monday, November 14, 2022.

## I. Municipal Band

## II. Library

## III. Budget Overview

## IV. Review of Calendar Year 2023 Draft Budget

### A. General Government

- i. Mayor and City Council
- ii. Boards and Commissions
- iii. Senior Citizen Programs
- iv. City Manager's Office
- v. Legal Services
- vi. Finance
- vii. Human Resources
  1. Liability Insurance Fund
  2. Health Insurance Fund
- viii. Information Technology
- ix. Communications
- x. Planning and Economic Development
  1. TIF #2 Fund

- 2. TIF #3 Fund
- 3. Special Service Area #8 Fund
- xi. Engineering
- xii. Building and Code Enforcement
- xiii. Building and Grounds

**B. Police Department**

- i. General Fund
  - 1. Local Administrative Adjudication
- ii. Forfeiture Funds
- iii. Police Pension Fund

**V. Public Comments**

During the Public Comment portion of the agenda, the presiding officer shall recognize any person requesting to be heard on any of the Budget Workshop Session agenda items only. Persons speaking during Public Comment shall not speak longer than three (3) minutes and shall be permitted to speak only once.

Visitors must remain quiet and not engage in behavior that interferes with the Budget Workshop Session. The presiding officer may, or upon a majority vote of the council, request any visitor who violates any provision of this paragraph to leave the council chambers, and such visitor shall thereupon leave. Any person providing public comment shall address the presiding officer only and shall not proceed with remarks until recognized. When recognized, the person shall state his or her name and address. Cross floor discussions are prohibited. If a member of the City Council has questions of any person who has provided public comment, that person may address the specific question.

Members of the public were also given the opportunity to provide comments prior to this meeting to be read by the City Council if requested. We will begin with a reading of the previously submitted public comments for this meeting.

**VI. City Council/Staff Comments**

**VII. Adjournment**

**MEMORANDUM**

**TO:** The Honorable Mayor and City Council  
**FROM:** James P. Kozik, AICP, Director of Planning and Economic Development  
**DATE:** November 4, 2022  
**SUBJECT:** Downtown Redevelopment Programs

**Request**

Discussion with the City Council regarding the possible reinstatement of the Downtown Redevelopment Programs for 2023 following ending of TIF #2 on December 31, 2022.

**Background**

Since the creation of the City’s TIF #1 and TIF #2 in 1993 and 1999 respectively, the TIF districts have provided funding for a modest redevelopment program designed to assist businesses with the cost of new signs and awnings, façade work and architectural services. The program provides a reimbursement to a business for 50% of the amount of money expended for a project up to \$2,500.

In 2008, the Retail Grant program was created. Its purpose was to provide financial assistance to both new and existing businesses as well as property owners in making physical improvements to the interior of their businesses. The Retail Grant program provides a reimbursement to a business for 50% of the amount of money expended for a project up to \$10,000.

Following the expiration of TIF #1 in December of 2016, subsequent years funding of the Downtown Redevelopment Programs was provided through TIF#2 and in the case of the former TIF #1 district, through the general fund.

Funding varied from year to year based on the approved budget. Funding for 2022 (includes all grant funding; architectural grant, sign grant, façade grant and retail grant programs) is \$20,000 for properties in the former TIF #1 district and \$60,000 for properties in TIF #2. Below is a table illustrating the total amount of reimbursements provided to applicants over the last four years.

Year	Former TIF #1	TIF #2
2019	\$1,000	\$13,057
2020	\$26,046	\$43,025
2021	\$11,936	\$42,749
2022*	\$4,773	\$25,731

\* Reimbursements To date

Since the continuation of the Downtown Redevelopment Programs would require funding entirely from the General Fund, the current draft budget for 2023 contains no funds for this program. The statement of purpose that established Special Service Area #8 precludes the use of SSA funds for this program.



**Comparable Communities**

Neighboring communities such as Glen Ellyn, Lombard and Elmhurst offer similar redevelopment programs in their downtowns as Wheaton has. Their programs are all funded through their respective TIF districts. Staff believes that our programs, while modest in scope, were well received and important for both new and existing businesses. The redevelopment programs also provided a key talking point when speaking to prospective businesses who are considering Wheaton and other communities as a location for their business.

**Points for Council Consideration**

In discussion of a possible reinstatement of the City's Downtown Redevelopment Programs, some points for Council consideration are as follows:

- Now that the TIF Districts have expired, whether to continue to provide funding for such programs at all.
- Geographic Boundaries; former TIF Districts, Roosevelt Road, Citywide.
- Scope of Program; modest expenditures such as signs and awnings or larger expenditures such as items covered by the Retail Grant Program.
- Funding Source; General Fund, SSA (new), Business District Sales Tax.